

STOCKTON - The Right Location!



Photographs by Jim Watson

CITY OF STOCKTON
Economic Development Division
425 N. El Dorado Street
Stockton, CA 95202
(209) 937-8530



ECONOMIC REVIEW COMMITTEE (ERC)

coordinated by:

City Manager's Office
Economic Development Division
(209) 937-8530

www.stocktongov.com



ECONOMIC REVIEW COMMITTEE

The Economic Review Committee (ERC) is a voluntary, free service available to project developers and business owners throughout the City of Stockton. Coordinated through the City Manager's Economic Development Division, representatives from permitting departments meet with developers to comment on preliminary site plans and provide information about requirements the project might have **prior to applying for a building permit**. This allows developers the opportunity to be aware of possible challenges to the project early in the development process. Staff will work hard to find solutions and offer alternatives in order for your project to proceed.

ERC MEMBERS

The ERC is chaired by staff of the Economic Development Division and consists of senior staff from the Planning, Building, Fire, Public Works, and Municipal Utilities Departments. Other outside agencies such as the San Joaquin Air Pollution Control District and Pacific Gas & Electric Company are included, if necessary.

SCHEDULING AN ERC MEETING

To schedule an ERC meeting, contact:

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THE ERC MEETING

ERC meetings are typically scheduled at the request of the developer and can usually be arranged within a week – there are no regularly scheduled meetings. At the meeting, the project proponent is asked to briefly describe the project and the site proposed. Each ERC member then comments on the project and will provide answers to questions such as:

- Is the zoning appropriate for the proposed use at this site?
- Will this project require a Use Permit?
- What public improvements may be necessary?

The meeting itself is informal, usually lasting no longer than one hour. It should provide you with a good sense of what is necessary to smoothly navigate through the permitting and development process. While not mandatory, most developers find the meeting is most productive if they bring site or development plans to the meeting.

FOLLOW-UP

Economic Development staff serve as a focal point for the coordination and dissemination of information between project representatives, City staff, and other agencies.

Each project is assigned a "Project Coordinator" who leads the ERC meeting and tracks the project through the permitting process to completion. This may include:

- Arranging follow-up meetings with appropriate staff for specific development issues.

- Preparing fee estimates.
- Providing additional information not available at the ERC meeting.
- Troubleshooting when requested by company representatives or a City department.

When necessary, company representatives are referred to other agencies that may need to review the project. Agency referrals have included the San Joaquin County Office of Emergency Services, San Joaquin Valley Unified Air Pollution Control District, and the U.S. Army Corps of Engineers.

PERMIT CENTER

The Permit Center, located at 345 N. El Dorado Street, is a one-stop center that includes staff from all the City's permitting departments: Building, Planning, Public Works, Municipal Utilities and Fire. Applications for permits issued by these departments are available there. The Permit Center staff is available for any questions and concerns regarding the permitting process.

OUR SUCCESS RATE

Of the several hundred companies staff has worked with, nearly half have participated in at least one ERC meeting. Nearly 100 ERC meetings are held with company representatives and business owners annually. Companies surveyed found participation in the ERC to be extremely productive in their site selection and development process. Originally conceived as a benefit to businesses in the Stockton/San Joaquin Enterprise Zone, it has been one of the highest rated Enterprise Zone incentives the City offers, according to the businesses surveyed.